



Amesbury Elementary School

**Community
Forum**
September 30, 2019



 **DINISCO DESIGN**
architects + planners

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Proposed Site Plan

District-wide PK-2
~98,000 SF



Traffic Plan | Preferred Traffic Plan A



Pros

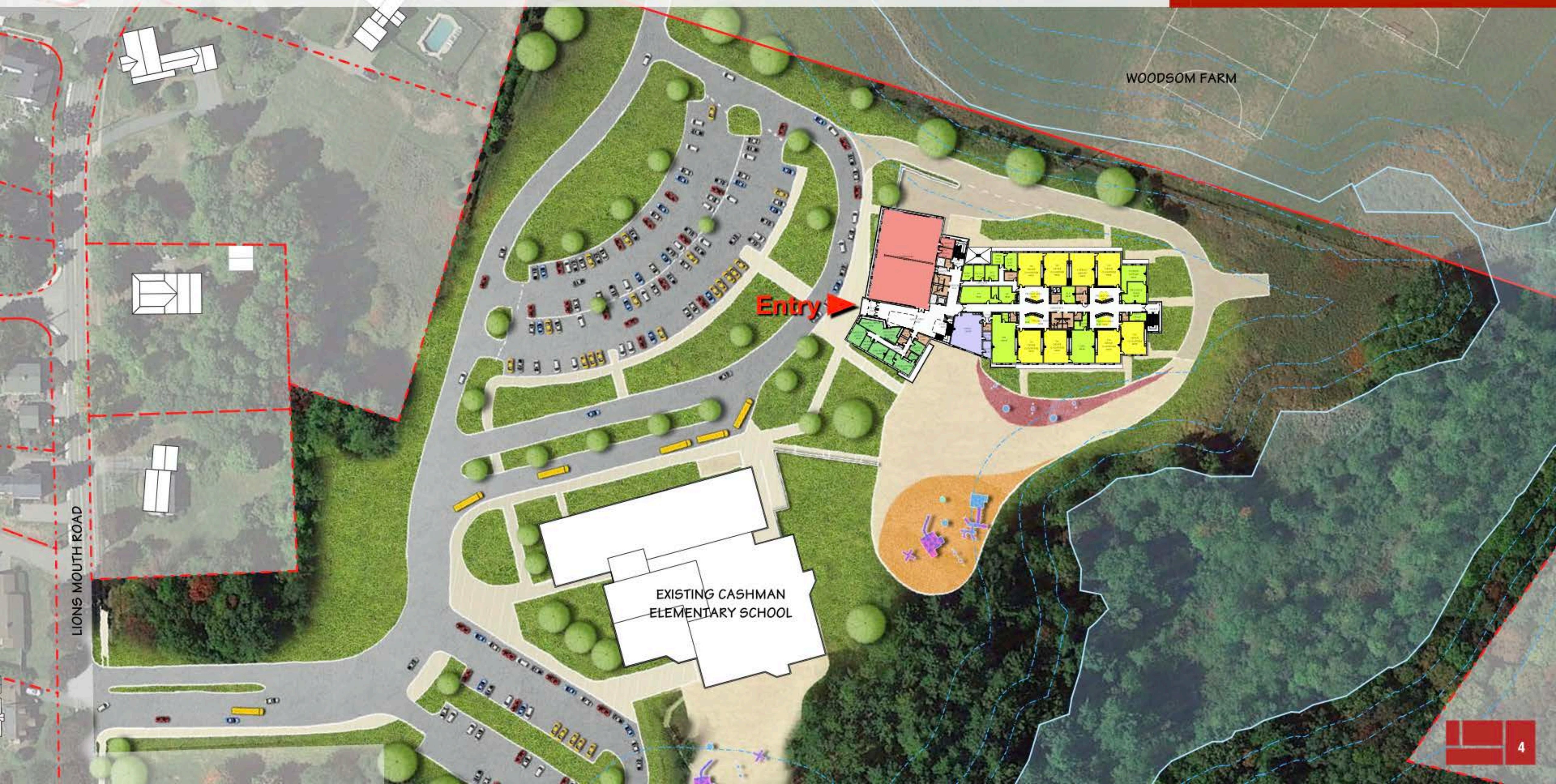
- Approved by APD & AFD with second driveway
- Separate queues for CES and AES
- 1200 LF of queueing for AES (60 Cars)
- 860 LF of queueing for CES (43 Cars)
- Consolidated busing
- One way traffic during drop-off and pick-up
- Additional driveway reduces vehicular conflicts

Cons

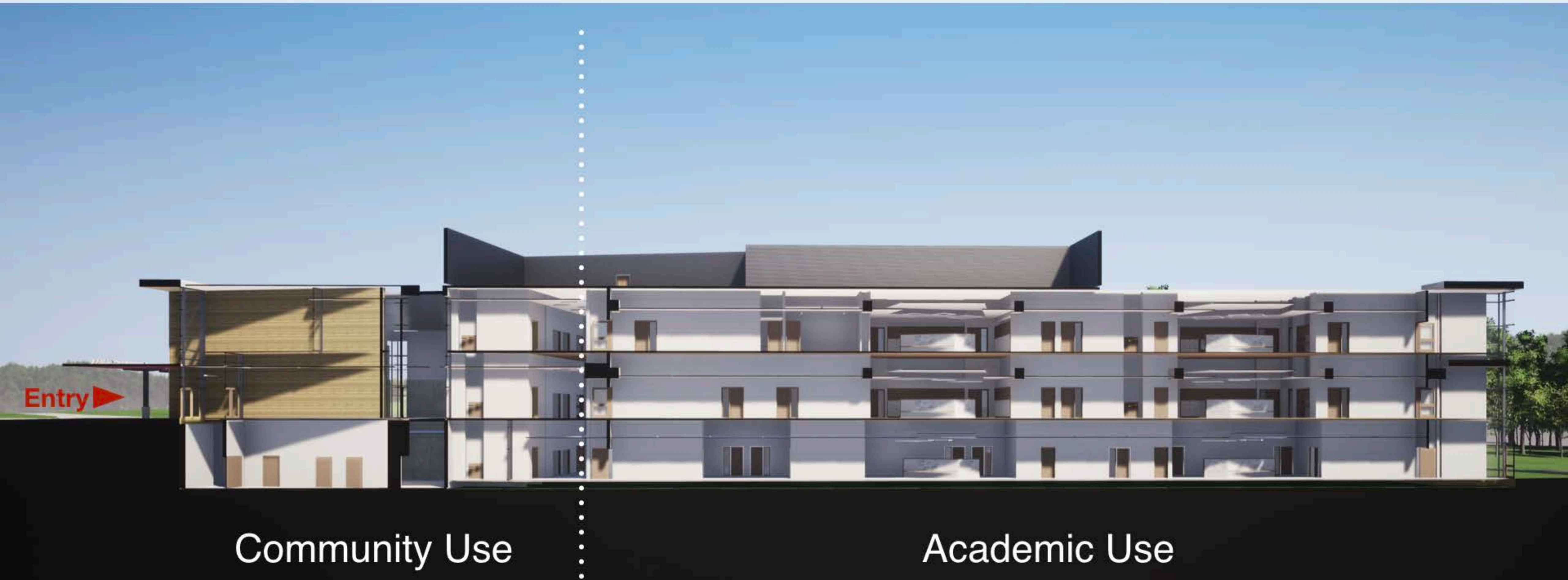
- Additional neighborhood traffic @ drop-off & pick-up

Proposed Site Plan

District-wide PK-2
~98,000 SF

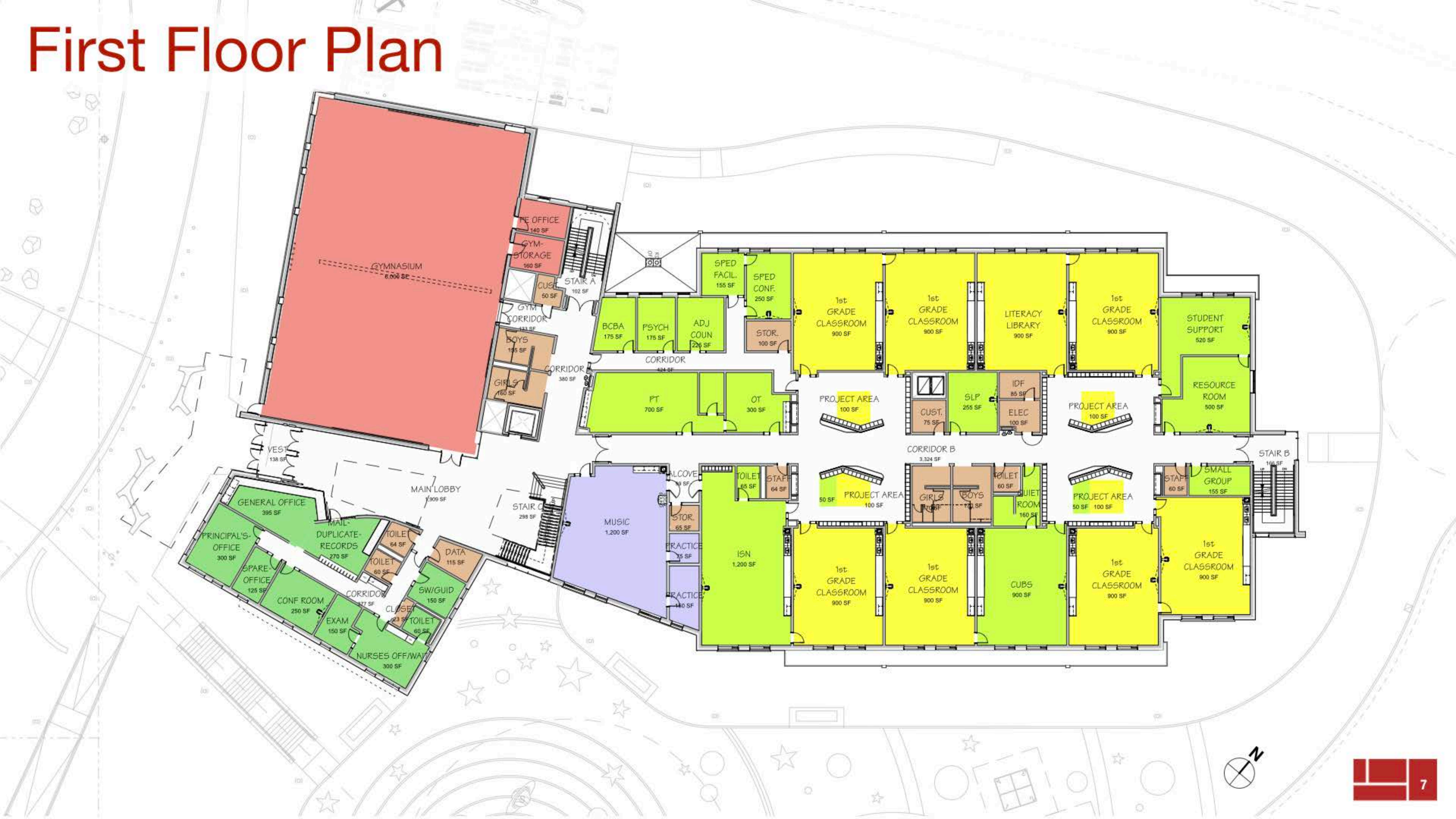


Building Section



Ground Floor Plan



[illegible]

Second Floor Plan



Front Approach



Main Entry



View from Playground



View from Playground



View from Woodsom



Conceptual Tour of New School



Entry Lobby



Gymnasium



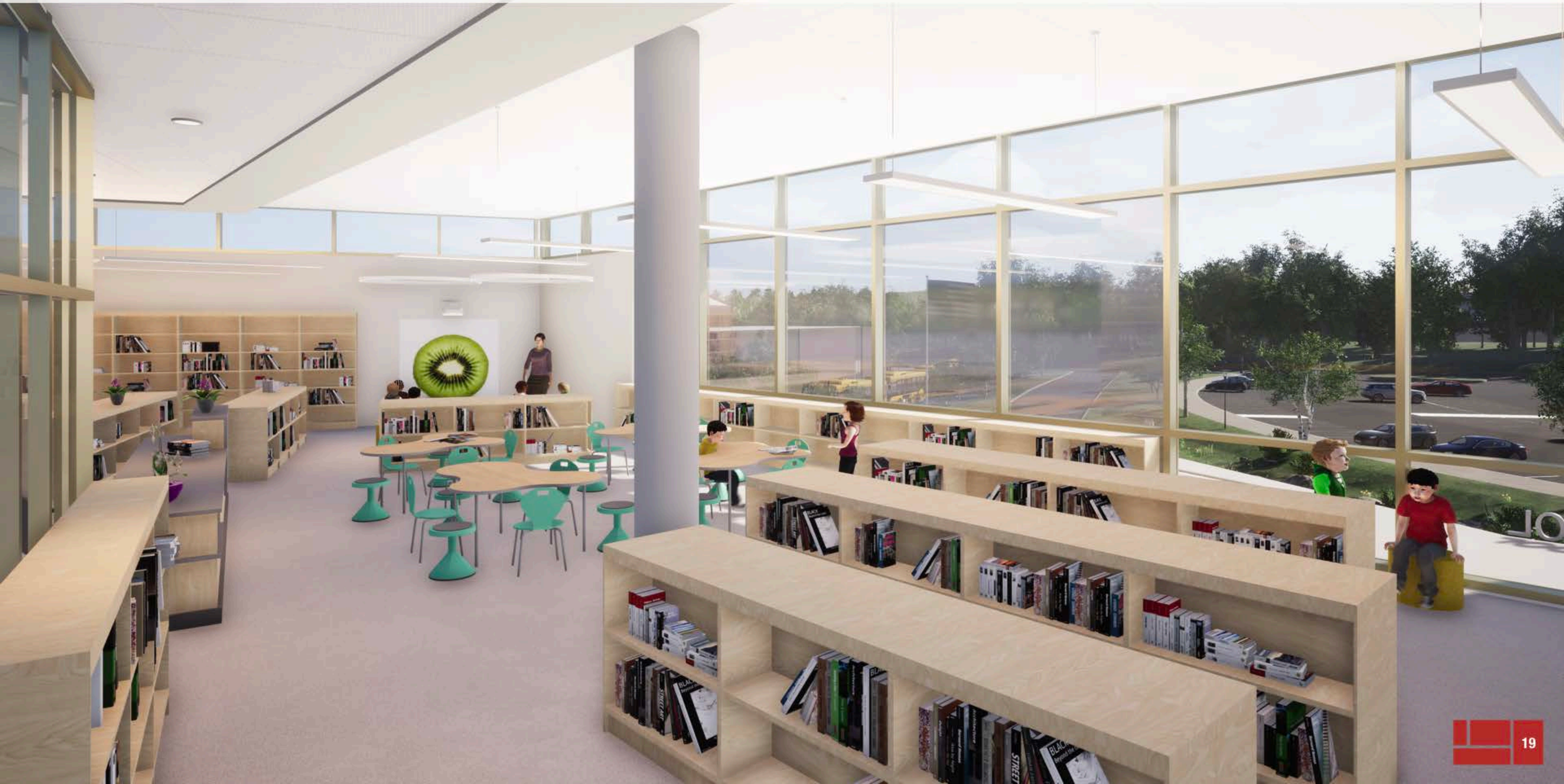
Cafeteria



Library



Library



Classroom Cluster



Project Area



Typical Classroom



Teaching Wall



Sustainable Design | LEED Silver

Practical Green Design

- Increase insulation
- Control solar heat gain
- Take advantage of daylighting
- Program temperature and lighting
- Return air low on wall
- Commission the building
- Choose efficient systems
- Infrastructure for rooftop solar panels

Water Efficiency

- 35% reduction in water use

Energy Performance

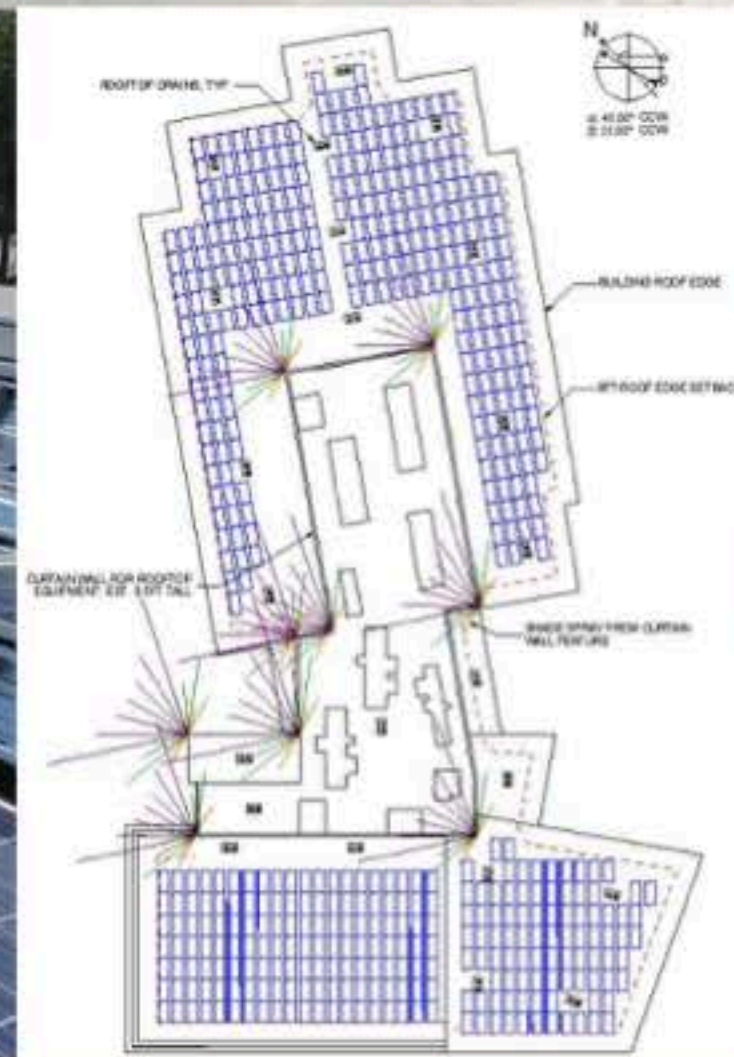
- 28% site energy use savings
- Energy-conserving building envelope
- High-efficiency lighting, power, & HVAC Equipment

Indoor Environmental Quality

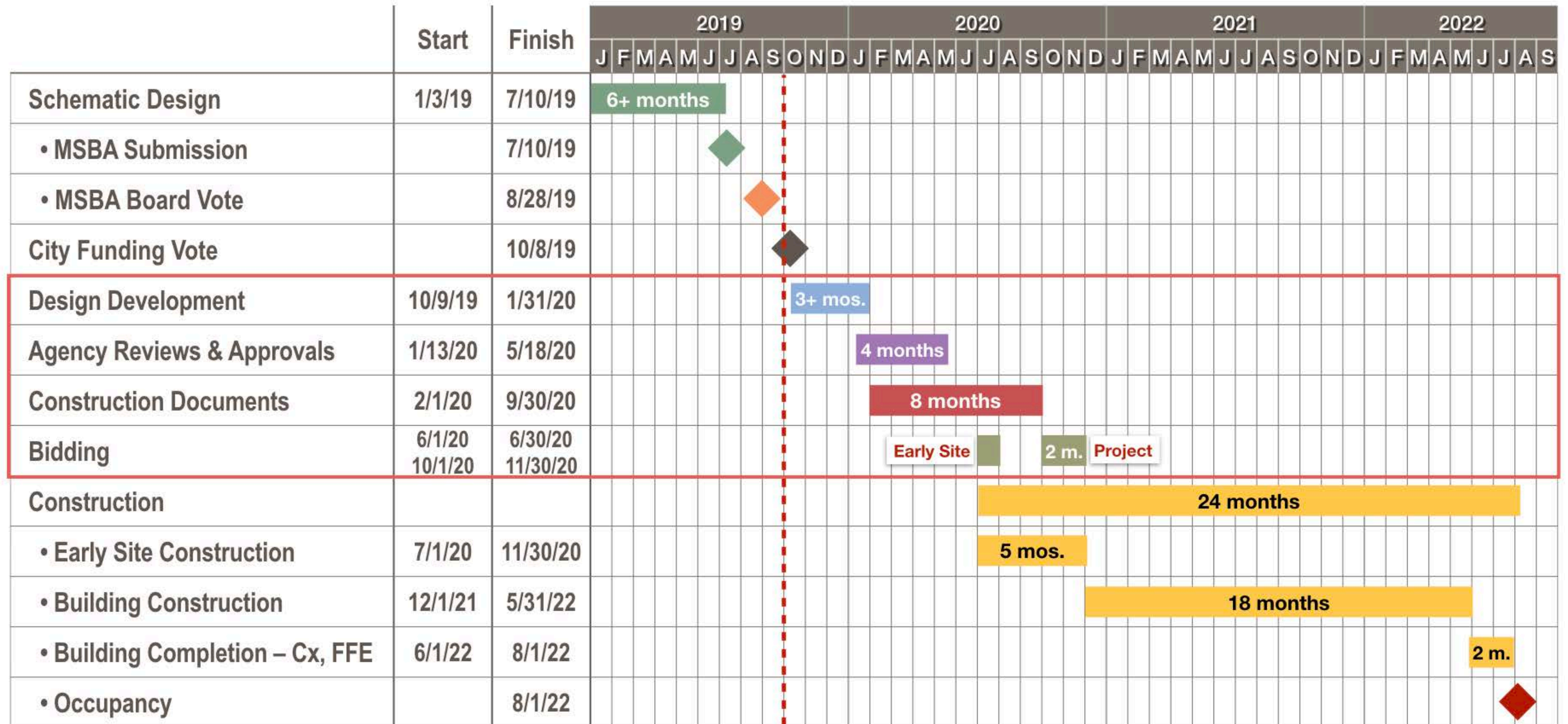
- Controllability of temperature & ventilation
- CO₂ management
- Humidity Control
- HVAC system provides continuous fresh air & minimizes environmental pollution
- Enhanced Views

Acoustics

- HVAC system minimizes noise in Classrooms
- Ceiling & wall materials reduce noise



Project Schedule



Total Project Cost

| Phase | Construction Cost | Cost/SF | Total Project Cost ⁽¹⁾ | Approx. City Share ⁽²⁾ | Avg. Annual Homeowner Cost ⁽³⁾ | Const. Duration |
|--|-------------------|----------|-----------------------------------|-----------------------------------|---|-----------------|
| Feasibility Study / Pref. Schematic Report | \$49,957,346 | \$509/SF | \$62,446,683 | \$37,393,074 | \$450/annually | 24 Months |
| Schematic Design | \$48,976,932 | \$499/SF | \$60,513,570 | \$36,047,316 | \$370/annually | 24 Months |

(1) Includes \$320,000 for fields replacement.

(2) Approximate City share; approved at August MSBA Board Meeting.

(3)

Interest Rate comparisons

| Phase | Term | Interest Rate | Home Value | Annual Cost |
|-----------|----------|---------------|------------|-------------|
| Study | 20 years | 4.50% | \$400,000 | \$450 |
| Schematic | 25 years | 3.75% | \$400,000 | \$370 |

What If the Project Vote Fails?

- Restart MSBA process and analyze previously developed options deemed ineffective, at additional cost to community
- Minimum of 10 years from now to complete a replacement school
- Continue to occupy existing AES building with all of its limitations
- Maintain and repair systems as they fail
- Minimum estimated cost to repair existing AES — \$34,500,000 (inclusive of portable classroom replacement and increased cost for phased work)
- Repair costs paid 100% by City of Amesbury
- No programmatic or educational benefit

Doing nothing isn't an option!

Frequently Asked Questions

Why does the City need this Project?

- AES does not support 21st Century Learning environments.

How will this project solve the overcrowding problems and lack of programmatic space at the Elementary level?

- The grade reconfiguration (PK–2, 3–5) eliminates overcrowding and provides spaces for educational programs at both the new AES and CES.
- Incorporating grade 5 at CES allows the MS to return programs not available due to space restrictions.

How will the City pay for this project?

- A Debt-Exclusion Vote is on October 8, 2019 and is a temporary tax increase (25 year bond).
- Tax impact will be ~ \$370 per year for average home value of \$400,000 (approximately \$1 per day).

Frequently Asked Questions

How much is the State going to pay for this project?

- The total cost of the project is \$60,513,570. MSBA will fund up to \$24,466,254 of the project costs.
- Included in the \$60.5 M cost is \$320,000 in reserved funds, which are intended to enhance Woodsom Farm.

How much will the City have to pay?

- The City will be responsible for funding \$36,047,316 through the debt-exclusion vote.

How will taxes be affected by a “yes” vote?

- A temporary tax increase dedicated to this project would be instituted.

Will property values be affected by a “yes” vote?

- A high-quality educational system typically increases property values.

Frequently Asked Questions

What will happen if there is a “no” vote?

- Inaction is not an option. The City will still need to spend money to repair the existing AES:
 - ▶ The existing school will need to continue to be used for at least 10 more years until a second attempt at approval and the resulting school would be available. Note: there will be no programmatic or educational benefit or increased capacity provided with a repair project to the existing school.
 - ▶ Building repairs and replacement of systems and modulars that are well beyond their useful life.
 - ▶ Renovations for accessibility building code compliance.
 - ▶ Estimated cost for repairs are approximately \$34.5 million with no MSBA participation.
- The State will redirect its funds to other communities.
- Amesbury will have to re-apply to the MSBA for any potential future ES project.
- A re-application to MSBA would not be feasible until April 2020, resulting in a potential, late 2020 to early 2021, invitation into the MSBA program. Therefore, a best-case scenario to get back to the current stage would be late 2024.
- The \$900,000 spent to date will have to be spent again without MSBA participation.

Frequently Asked Questions

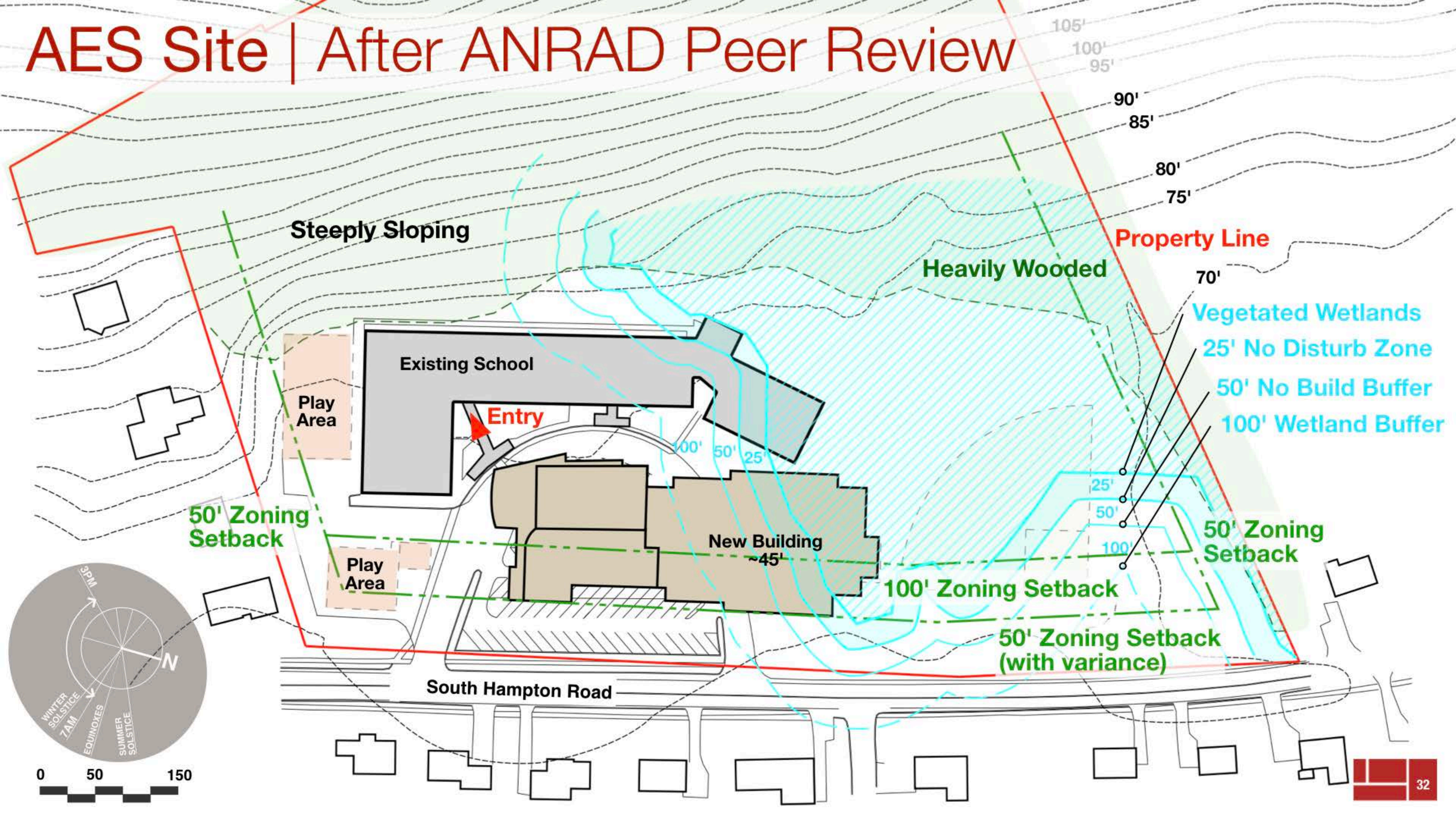
Where is the new school going to be built and why?

- Five public & private sites were studied.
- Cashman Elementary School site is the most appropriate location from a construction, cost, and educational perspective.
- Much consideration was given to the existing AES site, but it was deemed inappropriate due to the buildable area of the site while the existing school remained operational.

Why not put the new school on the existing Amesbury Elementary School site?

- Construction on the existing AES site would be more costly and more disruptive to students.
- There would be programmatic compromises, extended construction duration, impact to the neighborhood, parking challenges, and it would cost more than the new school at the Cashman site.

AES Site | After ANRAD Peer Review



AES Site | Concept 2—New Construction

~465 students
100,000 SF



Pros

- Same neighborhood
- All new building
- Possibly retain playfield

Cons

- 40 month construction
- Construction on occupied site
- Minimal on-site parking during construction
- Minimal construction lay-down area
- Limited parking when complete
- Significant retaining walls for play areas
- Storm water management

Frequently Asked Questions

Are there any less expensive solutions?

- No. Many options were explored, as required by the MSBA. The Study process thoroughly vetted all available options and the new school on the CES site was the most financially and educationally responsible solution.

Will there be water infiltration to the Cashman Elementary School or abutting properties during construction or after?

- No, all stormwater will be managed during and after construction as required by law and will not disturb the Cashman Elementary School or abutting properties.

Is the new school going to be on Woodsom Farm?

- No. It will be located on the CES site.
- There will, however, be a 24-foot wide drive from the school site to Lions Mouth Rd. that crosses the corner of the Woodsom Farm site.

Frequently Asked Questions

Have Public Safety officials reviewed the proposed site plan?

- Yes. There are no safety concerns at the CES site. Amesbury's Police Department, Fire Department, and Department of Public Works have all approved the location.

What will happen to the existing AES if the new school passes?

- The Mayor will form a Committee to review the future use of the AES.

Are families going to incur bus fees if they previously walked to the existing AES?

- Yes. However, there will be a reduction in the necessary bus routes.

Are abutters in support of the new school on the Cashman School site?

- Abutters have been invited to all public meetings. We have met with the abutters having the most direct impact. We have addressed all concerns received and have been told that the abutters support the new school project.

Frequently Asked Questions

Why has this not been a transparent process?

- All School Building Committee Meetings are public and posted in accordance with Open Meeting Laws.
- 6 Community Forums have been held, during which the public has been informed of the process.
- There is a Project Website where all School Building Committee documentation can be found and where all submittals to MSBA are located.

Why should the people of Amesbury vote to support this project?

- The new school will have a positive impact on every citizen of the City.
- It addresses overcrowding and lack of appropriate educational/programmatic spaces.
- Provides an environment for 21st century teaching and learning.
- The new AES creates a campus environment for the City's elementary students and provides a comprehensive educational solution for the City's elementary schools.
- The MSBA fully supports this project and has approved each step of the process.



Questions & Answers